

\$699,900 - 106 Marquis Common Se, Calgary

MLS® #A2159163

\$699,900

3 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Step into elegance with this meticulously crafted two-story home, where modern design meets timeless comfort. The main floor features a versatile open-concept layout that effortlessly blends living, dining, and kitchen spaces, creating an ideal environment for both everyday living and entertaining. The kitchen is a standout feature, complete with an extended island that serves as a focal point for gatherings, meal prep, and casual dining. High-end appliances, sleek cabinetry, and ample counter space enhance both functionality and aesthetics, making it a chef's delight. The living room boasts a gas fireplace with built-ins on either side and the main floor is nice and bright with plenty of windows. This floor is completed with a half bath. Step out on to the back deck - enjoy your yard and the convenience of the detached double garage. Upstairs, the home offers three generously sized bedrooms, each providing a cozy retreat with ample natural light and stylish finishes. The primary bedroom is very spacious and features an en-suite bathroom and walk-in closet. Upstairs is an additional full bath and laundry room. Outside, the quiet street setting ensures a peaceful atmosphere, perfect for relaxing or enjoying a stroll to the lake. This home offers a perfect blend of sophistication and comfort, tailored for contemporary living in a serene neighborhood. Mahogany Lake is Calgary's largest lake, at approximately 64 acres in size. With multiple access areas, floating docks, and



fishing piers so much to do for everyone in the family.

Built in 2013

Essential Information

MLS® #	A2159163
Price	\$699,900
Sold Price	\$674,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Marquis Common Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N7

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, On Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete



Additional Information

Date Listed	August 25th, 2024
Date Sold	September 20th, 2024
Days on Market	26
Zoning	R-1N
HOA Fees	590.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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